

072.0

0003

0007.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONTotal Card / Total Parcel
706,300 / 706,300

APPRAISED:

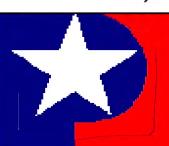
706,300 / 706,300

USE VALUE:

706,300 / 706,300

ASSESSED:

706,300 / 706,300


Patriot
Properties Inc.
PROPERTY LOCATION**IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
28		COLUMBIA RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: AKDAG SINAN & LORI ANN	
Owner 2:	
Owner 3:	

Street 1: 28 COLUMBIA ROAD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov: Cntry:

Postal:

NARRATIVE DESCRIPTION

This parcel contains 8,300 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1950, having primarily Vinyl Exterior and 1826 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8300		Sq. Ft.	Site		0	70.	0.81	12									468,298						468,300	

Total AC/Ha: 0.19054

Total SF/SM: 8300

Parcel LUC: 101 One Family

Prime NB Desc: ARLINGTON

Total: 468,298 Spl Credit Total: 468,300

2021

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

16078!
PRINT
LAST REV
ASR Map:
Fact Dist:
Reval Dist:
Year:
LandReason:
BldReason:
CivilDistrict:
Ratio:

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 5	- Cape			Full Bath: 1	Rating: Average	BISHOP SCHOOL OF=SINK IN BMT.													
Sty Ht: 2	- 2 Story			A Bath:	Rating:														
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:														
Foundation: 1	- Concrete			A 3QBth:	Rating:														
Frame: 1	- Wood			1/2 Bath: 1	Rating: Average														
Prime Wall: 4	- Vinyl			A HBth:	Rating:														
Sec Wall: 8	- Brick Veneer	10%		OthrFix: 1	Rating: Average														
Roof Struct: 1	- Gable			OTHER FEATURES															
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Average														
Color: WHITE				A Kits:	Rating:														
View / Desir:				Fpl: 1	Rating: Average														
GENERAL INFORMATION				WSFlue:	Rating:														
Grade: C - Average				CONDOS INFORMATION															
Year Blt: 1950	Eff Yr Blt:			Location:															
Alt LUC:	Alt %:			Total Units:															
Jurisdict:	Fact: .			Floor:															
Const Mod:				% Own:															
Lump Sum Adj:				Name:															
INTERIOR INFORMATION				DEPRECIATION															
Avg Ht/FL: STD	Phys Cond: AG - Avg-Good	26.	%	Exterior:															
Prim Int Wall: 2	- Plaster			Interior:	No Unit	RMS	BRS	FL											
Sec Int Wall:			%	Additions:	1	7	3	M											
Partition: T - Typical				Kitchen:															
Prim Floors: 3	- Hardwood			Baths:															
Sec Floors:			%	Plumbing:															
Bsmnt Flr: 4	- Carpet			Electric:															
Subfloor:				Heating:															
Bsmnt Gar:				General:															
Electric: 3	- Typical			CALC SUMMARY															
Insulation: 2	- Typical			Basic \$ / SQ: 105.00															
Int vs Ext: S				Size Adj.: 1.31426263															
Heat Fuel: 2	- Gas			Const Adj.: 1.01303005															
Heat Type: 3	- Forced H/W			Adj \$ / SQ: 139.796															
# Heat Sys: 1				Other Features: 77000															
% Heated: 100	% AC:			Grade Factor: 1.00															
Solar HW: NO	Central Vac: NO			NBHD Inf: 1.00000000															
% Com Wall	% Sprinkled:			NBHD Mod:															
MOBILE HOME				WtAv\$/SQ:	AvRate:	Ind.Val													
Make: [] Model: [] Serial #: [] Year: [] Color: []																			
SPEC FEATURES/YARD ITEMS				PARCEL ID 072-0-0003-0007.0															
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
2	Frame Shed	D	Y	16X6	A	AV	1970		0.00	T	39.2	101							
More: N				Total Yard Items: []				Total Special Features: []				Total: []				IMAGE			